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Date: February 12, 2013

To: Wayne Houle, Director of Engineering

From: Cary Teague, Community Development Director

Re: Development Review Update

The following is a summary of recent Development Review activity in the City:

Starbucks

On November 20, 2012, the City Council approved plans to build a 1,750 square foot Starbucks Coffee shop with a drive-through window and an outdoor seating area, within the parking lot of Centennial Lakes Plaza at 7501 France Avenue. Construction is to begin this Spring.

Southdale Apartments

On December 4, 2012, the City Council approved plans presented by Stuart Development Company and Simon Properties to develop the southeast corner of the Southdale site with a 232-unit luxury rental apartment and townhome development. The site is currently an overflow parking lot for Southdale and is used by park-n-riders for Metro Transit. The applicant will be building an upscale 10 & 6-story apartment building; and a 3-4 story townhouse building.

Parking would be primarily provided underneath the apartments and within two-stall attached garages for the townhomes. Visitor surface parking is provided north and south of the buildings. Primary access would be off of 69th Street and from the Southdale frontage road. Proposed density would be 45 units per acre. Construction is planned to begin this Spring/Summer.

France Avenue Medical Building (6500 France)

On December 18, 2012, the City Council approved plans to build a five-story, 62-foot tall, 102,478 square foot medical office/retail building with an attached 4-5 level parking ramp. The first floor of the new building would contain 7,000 square feet of medical/retail space that may include a coffee shop. The remaining 95,478 square feet would contain medical office use. Construction will begin this Spring.

France Avenue Restaurant

The Planning Commission and City Council recently considered a sketch plan proposal to develop the northeast corner of the 7700 France with a single-story 7,500 square foot "fine-dining" restaurant building. The restaurant would be designed for seating up to 250 people, and would provide 93 dedicated parking spaces in addition to the shared parking with the office building. The applicant hopes to go through the formal development review process this Spring/Summer.

**Aviation**

The City of Edina became aware of the FAA's intention to implement Performance Based Navigation (PBN) procedures over Edina, in the form of Area Navigation (RNAV) operations in mid-November which created a flurry of concern and activity upon the part of residents, elected officials and city staff. As such the City Manager Scott Neal attended a Noise Oversight Committee (NOC), meeting on November 14, 2012, to urge the NOC to advise the Metropolitan Airports Commission that the FAA's PBN procedure design and implementation process did not adequately address the five NOC noise criteria sent to the FAA on March 22, 2011. The NOC passed the consideration of the noise Criteria with all but one member voting for it. On November 19, the Metropolitan Airports Commission (MAC) voted in favor of supporting partial implementation of PBN/RNAV which suspended, for the time being, implementation over Edina. The FAA has stated that the vote taken by the MAC at their November 19th meeting approving a partial package of RNAV procedures must be studied and reviewed before any further action can be taken. At this time, there is no time line for completion of that review. The future of RNAV departure procedures off runways 30L and 30R over Richfield, South Minneapolis and Edina is at this time unknown. The FAA is responsible for the environmental review, design and implementation of aircraft procedures and will ultimately make a determination; however, they have indicated that they want the support of the MAC. The FAA had originally approached MSP RNAV operations as an all or nothing implementation. As such, at this time, the procedures have been put on hold for all runways. The Edina City Council approved a resolution requesting full representation on the Noise Oversight Committee (NOC). At their January 16th, 2013 meeting, the NOC voted unanimously to recommend to the MAC that Edina be added as an at large member of the NOC and not receive full representation. Final action to add Edina as an at large member will occur at the March 20, 2013 NOC meeting.